

## **WEST TISBURY PLANNING BOARD MINUTES November 15, 2021**

**PRESENT:** Leah Smith, Bea Phear, Ginny Jones, Amy Upton, Matt Merry.

**ALSO PRESENT:** Bill Potter, Doug Hoehn, Perry Ambulose, Jane Rossi.

*Leah opened the meeting at 5:30*

### **●Site Plan Review application from Doug Hoehn on behalf of Michael Baumrin for a house over 3000 square feet on Assessor's Map 12, Lot 33, 76 Christiantown Road:**

Doug Hoehn explained that the house is slightly over 3000 square feet, and will be a modular home delivered and finished by Squash Meadow Company. He said that currently, the existing house cannot be seen from the road and the new house will be located in the same location. The current house is one story and the new house will have a second floor and will be slightly below the allotted 30 feet height limit. The property is wooded. Bill Potter described the house stating it will be a traditional colonial farm house style with a deck. The top of the foundation will be at mean average grade. Ginny asked if the decking will be mahogany, pointing out that it doesn't fare well in harsh weather. Bill agreed and said he has had decent luck with meranti wood.

Doug explained that the house will be delivered in large sections and the driveway to the house is curved and not conducive to the size of the structure. They want to create a temporary access road specifically for the delivery of the house. He said the location they propose has a small wetland near it so they will have to consult with the Conservation Commission prior to installation. He said he spoke with Joe to see if he needed approval for a temporary access and will appear before the Con Com. Leah said she didn't see any issue with the access as long as it is decommissioned upon completion. Matt pointed out that it should be fine as long as it is put back to a similar condition to what was originally there. He explained that the board is learning that some of what is presented to them isn't always true and it's important for the applicant to cause the least amount of disturbance when granted such a request. He said we are a bit gun shy because we have realized that often what we suggest and recommend have been later dismissed.

*Bea moved and Leah seconded the motion to approve the application. Bea-yes, Leah-yes, Ginny-yes, Matt-yes.*

### **●Perry Ambulose improvements to Scrubby Neck Road:**

Perry explained to the board that there are several swales along the Scrubby Neck Road by Big Homer's Pond Road that need to be filled. He realizes it is a special way so he didn't want to do anything without permission. Now the one furthest east is eroding and he wants to provide drainage and fill to repair it. He said he spoke with Jane and mentioned there are others that need attention as well. Leah explained that special ways are to remain in their original condition but minor maintenance is allowed. Matt asked if the improvements will cause people to speed. Perry said the road is really only used by property owners and the UPS trucks, it is not a through road. Matt pointed out that special ways are to be kept narrow and it is not good to do too much improvement. He said he would like to take a look. Perry said some people with low cars actually make an attempt to get through the puddles and get stuck.

Jane asked about the Long Point access and the road leading to it. She said she had received a call from Paul Morrison who had been asked by Lori Inntiu if he would consider improving a portion of the road.

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Perry said he was aware of the location and it was not part of his proposal. Matt said he would take a look and Jane said she would provide Perry's contact information for Matt.

*Bea moved and Ginny seconded the motion to approve the work pending Matt's review of the area. Bea-yes, Leah-yes, Ginny-yes, Amy-yes, Matt-yes.*

### **●Preserve West Tisbury Committee Report from Amy:**

Amy reported that the draft she sent out is the most recent and the red print indicates the ZBA's suggestions. She said the committee met recently to get the ball rolling again, and to get some feedback on the Foster development. She explained she met with Sarah Doyle and Samantha Look and reviewed the property which she found to be heartbreaking but was not sure they had broken any zoning bylaws. She said the open lot has become a planted lot with a lot of irrigation and water runoff. She said it makes her feel as though our bylaws aren't doing their job. The property has been dramatically altered. She said the question is "can we go back and see how we might have done this differently". Leah said the problem is the property is not being used as was presented to the Planning Board.

Matt said he agreed to a point, However, he applied for a house and we reviewed the plan. He planted trees and we have no control over that. It's a shame but there is no law against what he has done. Matt pointed out that a pasture will eventually grow trees if it is not disturbed. Bea suggested we change the distance for the coastal zones and asked Jane to get a clearer map from Chris Seidel.

Matt stated that the amount of earth removed from the Foster property created major elevation changes. However, if they had applied for height relief the house would stand much higher. He said the board needs to know exactly what the applicant's plans are for the property from the very beginning. He said the new bylaw may create more digging below grade. Amy said we have a height restriction but not a depth restriction. Some board members pointed out there are restrictions within the coastal district.

Ginny pointed out that the Hargrave property is 24 acres yet the house will be in the neighbors view channel. Amy said it was good that the neighbors were talking with each other. She said Sylvia Hargrave was at our meeting yet Mr. Foster has an Architect in his place. She suggested we require the owner be in attendance. Amy asked if the board could conduct a site visit to the Foster property at this time. Bea said Chapter 40 prohibits the board from doing that. We cannot micro-manage properties. Amy said she hopes the Preserve WT bylaw will give the board some teeth. Matt said Foster didn't do anything he wasn't allowed to do and asked if Pond View Farm was a business. Jane said it is. Matt said each application has to provide a clear picture of their plans start to finish. He said the layer projects are happening and we need to be aware of them. Amy said we need to support Joe.

### **Referrals from the ZBA:**

#### **●Poduska application for a swimming pool on Map 11, Lot 4.1, 49 Hidden Village Road.**

*Bea moved and Matt seconded the motion to refer the application back to the ZBA. Bea-yes, Matt-yes, Amy-yes, Leah-yes. Ginny-yes.*

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### **Further Discussion:**

- Jane mentioned that Paul Morrison from the Trustees of Reservations had called to inform her that a neighbor on Scrubby Neck Road had asked him to fill in some pot holes. He had called to ask for permission. Jane said she requested he send her something in writing.
- Jane mentioned that Liz Durkee had asked her to join the Climate Change Committee but she respectfully declined. Matt said he may consider it.
- Amy said she attended the All Island Planning Board meeting and was surprised to find that they don't post an agenda or take minutes. She said their topic of discussion was the Martha's Vineyard Commission.

Adjourned at 7:00 pm

Respectfully Submitted,

Jane Rossi, Administrator

**Approved on December 13, 2021, Merry-yes, Jones-yes, Smith-yes, Phear-yes, Upton-yes**